

PAR2004-002

May 16, 2024

City of Las Vegas
Planning and Development
495 S. Main St.
Las Vegas, NV 89101

RE: Kyle Canyon Gateway Unit 2- Justification Letter for Extension of Time for Wall Height Variance (22-0343 -VAR1)

Assessor's Parcel Numbers: 126-01-501-006 & 126-01-501-007

Westwood Professional Services, on behalf of the applicant, Tri Pointe Homes, respectfully submits this justification letter in support of an Extension of Time for a Variance application for Kyle Canyon Gateway Unit 2. Due to the requirement to construct a 24-inch and a 36-inch water line along Alpine Ridge Way, construction on the Kyle Canyon Gateway Unit 2 Parcel has not been able to start. The Las Vegas Valley Water District (LVVWD) mandates these water lines be constructed prior to approving the Kyle Canyon Gateway Unit 2 plans to ensure that the 3090-water pressure zone north of Kyle Canyon Road has a sufficient water supply. Moreover, we request that the extension of time be granted to three (3) years to ensure any unforeseen delays do not necessitate an additional extension of time.

Thank you for your consideration in the matter. Please contact me at (702) 284-5300 if you have any questions.

Sincerely,

Westwood Professional Services



Project Manager

24-0317
06/12/2024